

**MISSOURI CIRCUIT COURT
TWENTY-SECOND JUDICIAL CIRCUIT
(City of St. Louis)**

In re:

COVID-19

Modification of ORDER 49 relating to
Evictions

)
) **COVID-19 ORDER 51**
)

) **Division No. 1**
)

ADMINISTRATIVE ORDER

WHEREAS, directives from various levels of government and from the Joint Board of Health and Hospitals have declared that evictions during the COVID-19 pandemic create a public health crisis, and

WHEREAS, the implementation of the following precautionary measures is necessary to combat the spread of the disease and for the protection of the public from the risks associated with the pandemic disease;

WHEREAS, on August 3, 2021, the CDC extended their temporary halt to evictions in certain counties through October 3, 2021,

WHEREAS, the Acting Health Director of the City of St. Louis has confirmed that the City is experiencing substantial transmission levels in accordance with the CDC definition;

WHEREAS, funding available for eligible persons to pay for rent and utilities through the Emergency Rental Assistance Program and the State Assistance for Housing Relief Program.

IT IS HEREBY ORDERED, effective August 9, 2021, that:

All evictions in the 22nd Judicial Circuit are hereby suspended up to and including October 3, 2021, except for:

1. EXPEDITED EVICTIONS UNDER CHAP 441.710 et seq.

Writs of evictions shall be allowed for possession of premises on behalf of Plaintiffs who have received judgments for possession when the grounds for eviction was established for drug or other activity as provided in Sections 441.710 through 441.880 of the Missouri Revised Statutes.

2. EVICTIONS BASED ON THE FOLLOWING PERMITTED REASONS:

Writs of evictions shall be allowed for possession of the premises on behalf of Plaintiffs who have received judgments for possession when the grounds for eviction was based on a tenant, lessee, or resident:

(1) Engaging in criminal activity while on the premises;

- (2) Threatening the health or safety of the other residents;
- (3) Damaging or posing an immediate and significant risk of damage to property;
- (4) Violating any applicable building code, health ordinance, or similar regulation relating to health and safety; or
- (5) Violating any other contractual obligation, except non-payment of rent. See paragraph 5 below.

3. EXECUTIONS AS TO COMMERCIAL PROPERTY

Writs of evictions shall be allowed on behalf of Plaintiffs who have received judgments for possession of commercial premises.

4. EXECUTIONS UNDER CHAP 534.010 et seq.

Writs of evictions shall be allowed on behalf of Plaintiffs who have received judgments for possession when the grounds for eviction was based upon Sections 534.010 through 534.590 of the Revised Statutes of Missouri.


5. EXECUTIONS FOR NON-PAYMENT OF RENT

Writs of evictions shall be allowed on behalf of Plaintiffs who have received judgments for possession if a Judge has made a finding after a proper hearing that the protections in the August 3, 2021 CDC temporary halt to evictions does not apply to that tenant.

This Order will remain in effect up to and including October 3, 2021, after which time this Order shall expire and all pending writs of eviction on judgments of possession shall be allowed.

Date: August 6, 2021

SO ORDERED:


Michael F. Stelzer
Presiding Judge
Division 1